

\$850,000 - 1807 39 Avenue Sw, Calgary

MLS® #A2118751

\$850,000

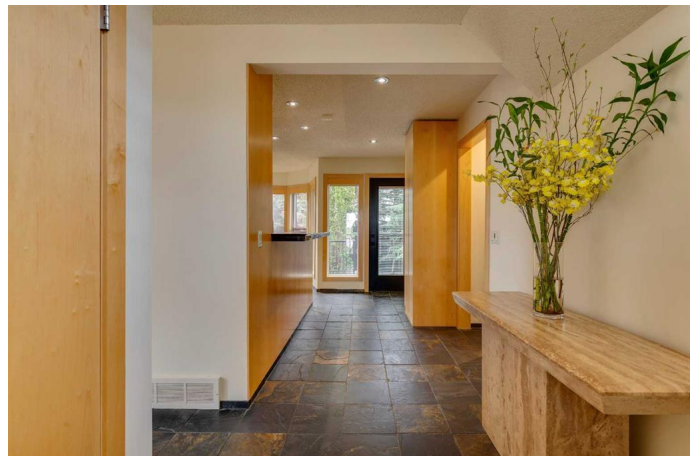
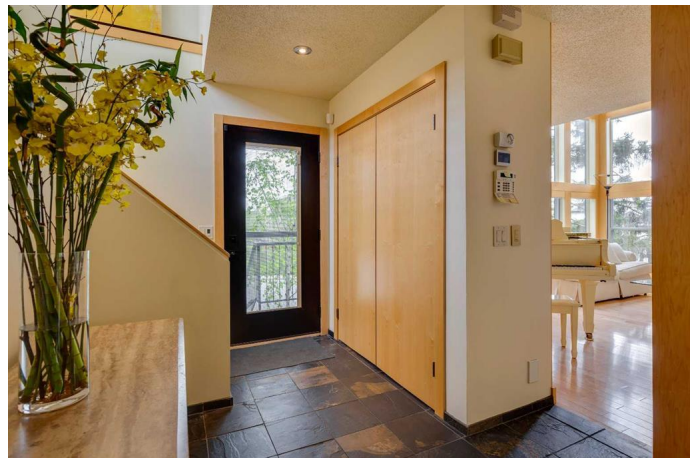
2 Bedroom, 3.00 Bathroom, 1,501 sqft

Residential on 0.06 Acres

Altadore, Calgary, Alberta

A special and unique residence in a great location in the heart of Altadore. This home is nearly square, rather than long and narrow, so all the rooms are flooded with light. The current owners have done a lot of work over the years including new kitchen, new baths, hardwood, paneling and architectural detailing. Outside it has great curb appeal and has a low-maintenance lot with river-rock front yard and terraced rear yard that enjoys sunny south exposure. The large entry has room for a table or desk. The living room has double-height ceilings, a woodburning fireplace, paneling and a 2-storey corner bank of windows with power shades for each level. The dining room overlooks the yard and has sliding doors out to the rear deck. Efficient kitchen with maple cabinetry, granite counters, a bar for stools and stainless appliances including a gas stove. Also a pantry unit and a 2 piece powder room. The upper levels holds a primary suite with glass on 3 sides, double closet and a 4 piece ensuite with soaking tub and walk-in shower. Second bedroom, second full bath and an open loft for TV, office or den overlooking the living room below. Excellent storage in the lower level and access to the oversized single attached garage. The garage apron is nearly flat and easy to park a 2nd vehicle on. A real gem that will appeal to a number of buyer profiles including those in the market for a townhome with no condo fees.

Built in 1981



Essential Information

MLS® #	A2118751
Price	\$850,000
Sold Price	\$850,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,501
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1807 39 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5S7

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Low Maintenance Landscape, Underground Sprinklers, Private
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 5th, 2024
Date Sold June 6th, 2024
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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